

FRANKLIN COUNTY PROJECT DEVELOPMENT BOARD

Committee Minutes

August 9, 2007

The Franklin County Project Development Board met on Thursday, August 9, 2007, at 5:00 p.m. in the Franklin County District Court Room #2. Chairman Ted Collins called the meeting to order.

Present were:

Members: Chairman Ted Collins, Huston Wells, Reed Rhorer, George Russell, Sam McNamara, Bryan Hix, Guy Hart, Sally Jump, Jim King (filling in for Garlan VanHook, Ex-Officio), and Jennifer Wilson (Secretary).

Chairman Ted Collins welcomed guests, opened the public hearing, and introduced Rick Kremer with the Louis & Henry Group to facilitate the hearing to discuss the site selection for the Franklin County Judicial Center.

Rick Kremer advised the board to prioritize the importance of issues, i.e., economic development, land cost, historic significance, community profile, etc. to help in the decision for the appropriate site. Mr. Kremer called upon attending organizations to speak on the site selection issue.

Eunice Montfort from the Chamber of Commerce stated the Chamber would like for the Center to remain downtown.

Phil Kerrick with the Capital Community Economic/Industrial Development Authority discussed three issues:

- Location within the downtown area
- Require minimal dislocation of residents/businesses
- Renewed vitality

Harry Carver with Downtown Frankfort discussed keeping the Center downtown. He suggested that the Federal Watts Building would be a great location, however it could be very unlikely to obtain in a reasonable time period. The Model Laundry property has the potential for private development. He would like to see very little demolition to downtown. The Farmers Market property can easily be moved. It won't require acquisition. It will not take another property off the tax roll. It has good access and a garage across the street. It would provide an anchor to Broadway. A well-designed building would take advantage of the river.

Natalie Wilkerson with Historic Frankfort would like the Board to look at private owners to see the buildings that have been destroyed. She commented on the new Paul Sawyer Library and the Methodist Church being built without the destruction of historic buildings. She asked that the Board not destroy historic buildings.

Father Pat Stewart, pastor, from the Good Shepherd Catholic Church discussed three issues:

- Good Shepherd is earnest in wanting to sell their property.
- Good Shepherd needs a new school and the county needs a new building.
- Schedules are on the same time frame to build and move out.

Rick Kremer called upon citizens to speak on the site selection issue.

Penny Peavler with BS Gaines Rentals spoke on behalf of the owners of the Model Laundry property.

- They are in agreement to sell their land and they could do that within the Board's acquisition budget.
- Property is just under one acre and is formed by Clinton, Mero, St. Clair, and Lewis Streets.
- It has full utility service.
- Buildings are not in the historic district.
- Downtown access.
- Traffic flow already designed to accommodate growth.
- Property has been on the market and has not been of interest in private development.

Scott Walker with the Kentucky Historical Society stated that the Model Laundry site has buildings that are on the National Register (Old Capital District); June 19, 1980.

Fred Burch spoke about the Myrtle Avenue site.

- Public convenience and accessible to the public.
- State maintained street.
- Building already in existence, ready to move in: brick on block, concrete base, 60,000 sq. feet on one level, sits on 8 acres, low traffic area, 250 existing parking places, but a possible 500, room for expansion, structure adequate for several stories, no steps which is great for the public, 500 KVA transformer bank, sits next to the Frankfort Water Plant Board Service Center and East Frankfort Park, has boilers that would heat twice the building, 1800 sq. foot rooms, 9500 sq. foot office space.

Rick Kremer turned the meeting back over to Chairman Ted Collins who closed the public meeting.

A motion was made by Reed Rhorer to interview no more than three construction managers and to schedule a meeting for Wednesday, August 15, 2007, at noon. Guy Hart seconded the motion, which passed.

A motion was made by Guy Hart to adjourn the meeting of the committee. Sally Jump seconded the motion, which passed.